

**401, 2505 17 Avenue SW**  
**Calgary, Alberta**

**MLS # A2198689**



**\$409,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,023 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 835
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	C-COR1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this stunning, sleek, and modern condo offering an open-concept design perfect for contemporary living. The beautiful kitchen is a chef's dream, featuring stainless steel appliances, gas cooktop and built-in gas oven, quartz countertops, sleek cabinetry, and modern fixtures, all highlighted by a large kitchen island ideal for entertaining. The spacious dining area flows seamlessly into the living room, where you'll be surrounded by floor-to-ceiling windows that allow natural light to flood the space and offer stunning views. The building itself is built with quiet rock noise-reduction technology and constructed from concrete for a quiet living experience. The large master suite is a true retreat, complete with a walk through closet and a luxurious ensuite featuring a stand-up shower and deep soaker tub. The second bedroom offers a bright, airy space with two walls of windows, making it the perfect room for guests, a roommate, or a home office. Additional features include titled underground parking, in-suite laundry with new washer and dryer, and a generous-sized balcony with North and downtown views, plus a natural gas line for your BBQ. Enjoy the convenience of having a French bistro, cafe, and wine store just steps from your door. This condo is located in a prime area, only minutes from downtown and the vibrant shops and restaurants along 17th Avenue. With all utilities, except electricity, included in the condo fees and the added benefit of individual furnace and air cooling units in each suite, this is a true gem that combines luxury, comfort, and convenience.